

105 HIDDEN LAKE CRES

\$599,900

- ◆ MAJESTIC CUSTOM FAMILY RESIDENCE BUILT IN 2005. BY RENOWNED HOLITZNER HOMES IN DESIRABLE NEW DEVELOPMENT MINUTES FROM KANATA'S HIGH TECH SECTOR. HIDDEN LAKE ESTATES OFFERS SPACIOUS LOTS IN A PLEASANT VILLAGE ATMOSPHERE
- ◆ STUNNING ARCHITECTURAL ELEMENTS AND QUALITY CONSTRUCTION
- ◆ SOARING CEILINGS ON THE MAIN LEVEL CENTRED AROUND A 2-STOREY CENTRAL FOYER AND FAMILY ROOM
- ◆ COMBINES DESIGN ELEMENTS OF THE TRADITIONAL WITH COMTEMPORARY FLAIR
- ◆ AWESOME WINDOW ASSEMBLIES, COLUMNAR ACCENTS AND SPLENDID VISUAL EFFECTS
- ◆ SWEEPING OPEN STYLE EAT-IN KITCHEN WITH ABUNDANT MELLOW-TONED CABINERY, WORK ISLAND, COUNTERS AND STORAGE SPACE. EXCEPTIONAL BUILT-IN STAINLESS STEEL APPLIANCES. DOUBLE OVENS, WARMING DRAWER AND 48" GAS COOKTOP
- ◆ STATELY FAMILY ROOM PROVIDES AN AIRSOME FOCAL AREA FOR FAMILY ACTIVITY
- ◆ OAK ACCENTED STAIRWAY OFFERS PANORAMIC VIEW OF MAIN LEVEL
- ◆ UNIQUE MAIN LEVEL 5TH BEDROOM HAS OWN ENSUITE BATHROOM AND CAN SERVE EQUALLY WELL AS OFFICE (Current Use)
- ◆ SPACIOUS UPPER LEVEL DESIGNED TO LEND PRIVACY WITH TWO FAMILY BATHROOMS IN ADDITION TO THE MASTER BEDROOM SUITE
- ◆ SEPARATE LIVING AND DINING ROOMS AT FRONT OF HOME
- ◆ BACKS ON FUTURE DEVELOPMENT AS PART OF PHASE 2 BY SAME BUILDER

Note this additional information:

- Highly desired 9 ft basement
- Ultra hi-efficiency 2-stage furnace and air filter
- ERV with dedicated exhaust runs to all bathrooms and laundry
- 200 amp service
- basement rough-in for future bathroom and bar
- gas bbq connection at rear
- prewired for Ethernet, phone, cable and extra co-ax from basement panel
- Upgraded fireplace with hi-efficiency heat rating

Main Level

Living	13'x 11'4"
Dining	13'6"x 11'6"
Kitchen	16'x 13'
Eating area	13' x 9'6"
Family Room	17'6" x 15'
Bedroom	14' x 13'
Ensuite Bathroom	4 Piece
Laundry Room	
Bathroom	2 piece

Second Level

Master Bedroom	23' x 13'6"
Ensuite Bathroom	5 piece
Bedroom #2	13' x 12'
Family Bathroom	4 Piece
Bedroom #3	13' x 13'
Bedroom #4	11'8" x 11'
Family Bathroom	4 piece

Basement

Unfinished
Storage/Utility

Year Built	2005
Legal:	Lot 30, Plan 4M-1184, West Carleton/Huntley
2007 Taxes	\$4,959
Garage	2 car attached
Lot Size	83.00 ft x 131.24 ft
Heating	Forced Air Nat Gas
Central Air	Yes

Inclusions: Dishwasher, cooktop, wall oven, all light fixtures except as below, all window blinds, automatic garage door opener and 2 remotes, central vacuum and attachments, alarm system.

Exclusions: Fridge, washer, dryer, dining room chandelier, home theatre equipment.

Rented: Hot Water Heater, alarm monitoring fee

Possession: TBA.

**for a photo tour visit....
BerniceBartlett.com**